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VIA HAND DELIVERY

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January 20, 2006

Ms. Diane O'Quinn Williams
Director, Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

RECEIVED
JAN 27 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Re: 8 Street Holdings, LLC (the "Appellant," formerly Frank & Georgette Breivogel, Applicants) / Property located at 6840 SW 8th Street, in Unincorporated Miami-Dade County, Florida / Public Hearing No. 04-389 / Petition for Appeal

Dear Ms. O'Quinn Williams:

Enclosed please find the Petition of Appeal from the decision of Miami-Dade Community Zoning Appeals Board 10 ("CZAB 10") at its meeting of January 10, 2006, denying the above-referenced zoning application without prejudice (the "Application"). We respectfully request that the Appeal be scheduled for the next available meeting of the Board of County Commissioners, and submit that the denial of the Application was not based on substantial competent evidence.

The Application requested a district boundary change on 2.86 gross acres, located between SW 68th Court and SW 68th Avenue and both sides of SW 9th Street (the "Property"), from RU-3B to IU-1, Industrial Light Manufacturing District. The Property is designated Industrial and Office on the County's Comprehensive Development Master Plan (the "CDMP"). Said designation permits warehouses, mini-warehouses, and office buildings. In addition, the proposed development will allow the Applicants/Appellant to provide industrial uses and services for the community located within the vicinity of the Property.

Based on the foregoing, we respectfully request the Department's favorable consideration of this Petition of Appeal. Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any additional questions or concerns.

Very truly yours,

HOLLAND & KNIGHT LLP

Juan J. Mayol, Jr., Esq.

Enclosures

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PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JB

AMOUNT OF FEE 2,206.31

RECEIPT # I200618590

DATE HEARD: 1/10/2006

BY CZAB # 10306

RECEIVED
JAN 27 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JB
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-389

CZAB-10306

Filed in the name of (Applicant) Frank & Georgette Breivogel

Name of Appellant, if other than applicant 8 Street Holdings, LLC, a Florida limited liability company

Address/Location of APPELLANT'S property: 6840 SW 8 Street, Miami-Dade County, FL 33144

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): 8 Street Holdings, LLC, a Florida limited liability company hereby appeal the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The denial of the application was not based on substantial competent evidence. The proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property.

APPELLANT MUST SIGN THIS PAGE

Date: 19th day of January, year 2006
Signed _____

Print Name

Mailing Address

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

8 Street Holdings, LLC a Florida limited liability company

Representing

[Signature]
Signature

Juan J. Mayol, Jr., Esq.

Print Name

701 Brickell Avenue, Suite 3000

Address

Miami

FL

33131

City

State

Zip

305-374-8500

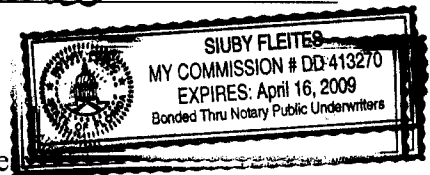
Telephone Number

Subscribed and Sworn to before me on the 19th day of January, year 2006

[Signature]
Notary Public

(stamp/seal)

Commission expires



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Armando Alonso, Manager, 8 Street Holdings, LLC, a Florida limited liability company (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing
☐ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

Ismael Borges
Print Name

[Signature]
Signature

Antonio I. Alonso Jr.
Print Name

[Signature]
Appellant's signature

Armando Alonso
Manager, 8 Street Holdings, LLC,
a Florida limited liability company

Sworn to and subscribed before me on the 19 day of January, year 2006.

Appellant is personally know to me or has produced _____ as identification.

[Signature]
Notary
(Stamp/Seal)
Commission Expires _____

